

BZA
Case No. 17147
Exhibit No. 13

ANCL ©
ARCHITECTS

CLIENT
LEWIS BLOOM

BROAD BRANCH MARKET

9/9/03
12/12/03

R.Y. REAR YARD
S.Y. SIDE YARD
B.R.L. BUILDING RESTRICTION LINE

LOT 78; 11,252.5 SF

LOT 79; 2,588.84 SF

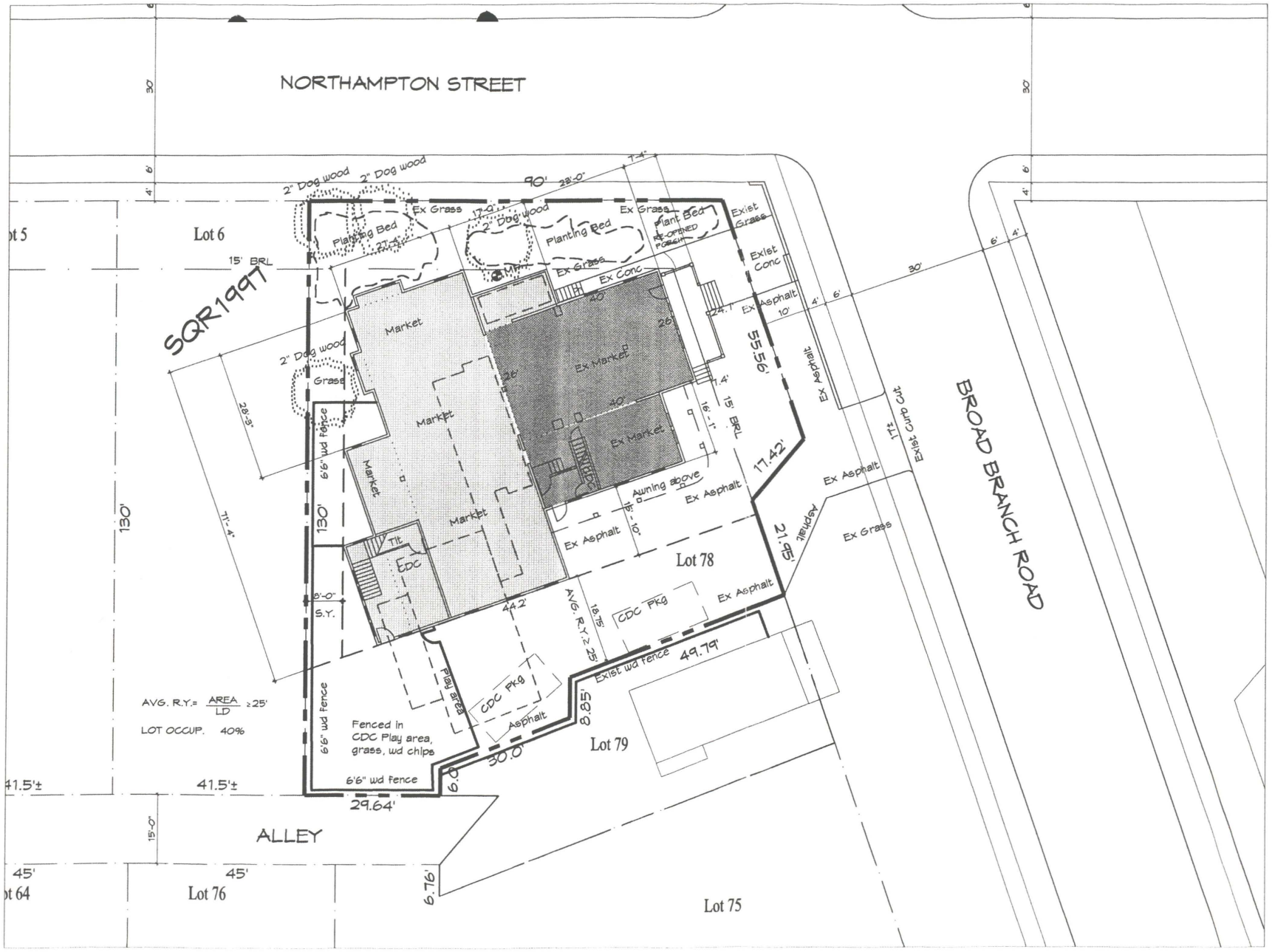
NOTES:
GRADES, BLDG DIM, AND OTHER SITE INFORMATION APPROX; NEED SURVEY TO VERIFY.

0 20'

EXISTING BLDG

SITE 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17147
EXHIBIT NO. 13



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LEWIS BLOOM

BROAD BRANCH MARKET

12/22/03

PROPOSED:

1ST FLOOR GFA

EXIST. (TO REMAIN)	1,798 - Mkt
EXIST. (DEMOLISH & REBUILD)	1,707 - Mkt
NEW	500 - Mkt
NEW	495 - CDC
S. TOTAL:	4,500 GFA (Mkt/CDC)

2ND FLOOR GFA

EXIST. (TO REMAIN)	1,120
EXIST. (DEMOLISH & REBUILD)	0
NEW	2,610
S. TOTAL:	3,730 GFA (CDC)

TOTAL: 8,230 GFA

CELLAR "Basement"

EXIST.	1,655
NEW	0
S. TOTAL	1,655 SF

Percet Lot Occup allowed: 40%

Percet Lot Occup provided: 40%

Existing ▭ Demo

New; Rebuilt

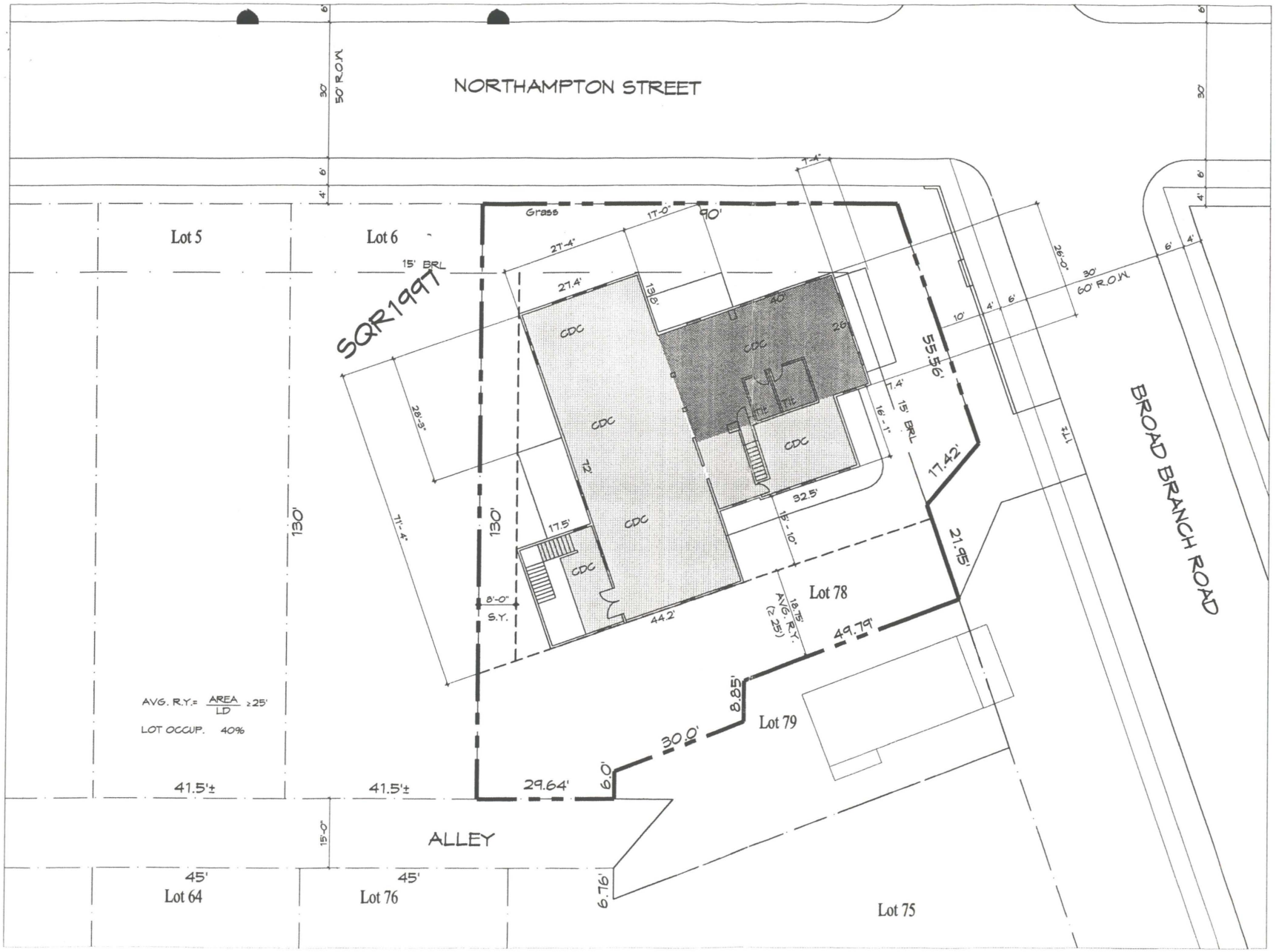
TOTAL SITE AREA:
Lot 78; 11,253 SF

NOTES:
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0 20'

LEVEL 1

OPTION 2.4b



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12/22/03

PROPOSED:

1ST FLOOR GFA

EXIST. (TO REMAIN)	1,798 - MKT
EXIST. (DEMOLISH & REBUILD)	1,707 - MKT 500 - MKT 495 - CDC
S. TOTAL:	4,500 GFA (MKT/CDC)

2ND FLOOR GFA

EXIST. (TO REMAIN)	1,120 CDC
EXIST. (DEMOLISH & REBUILD)	0
NEW	2,610 CDC
S. TOTAL:	3,730 GFA (CDC)
TOTAL:	8,230 GFA

CELLAR, "Basement"

EXIST.	1,655
NEW	0
S. TOTAL	1,655 SF

Percet Lot Occup allowed:	40%
Percet Lot Occup provided:	40%

Existing
New

TOTAL SITE AREA:
Lot 78; 11,253 SF

NOTES:
GRADES, BLDG DIM, AND OTHER SITE INFORMATION APPROX; NEED SURVEY TO VERIFY.

0 20'

LEVEL 2

OPTION 2.4b


BROAD BRANCH MARKET